

130.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,325,700 / 1,325,700

ASSESSED:

1,325,700 / 1,325,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
17		PELHAM TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHOI WILLIAM
Owner 2:	MATHEWS CHRISTINA
Owner 3:	

Street 1: 17 PELHAM TERRACE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KAMBORIAN LISBETH N -

Owner 2: -

Street 1: 17 PELHAM TERRACE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,117 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Clapboard Exterior and 3140 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7117		Sq. Ft.	Site		0	90.	0.89	10									570,161						570,200	

Total AC/HA: 0.16338

Total SF/SM: 7117

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 570,161

Spl Credit

Total: 570,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED:	1,325,700 /	1,325,700
USE VALUE:	1,325,700 /	1,325,700
ASSESSED:	1,325,700 /	1,325,700

User Acct	83938
GIS Ref	
GIS Ref	
Insp Date	
10/14/17	

USER DEFINED	
Prior Id # 1:	83938
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	00:30:00
LAST REV	
Date	Time
01/17/18	15:17:40
apro	
10158	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style		Full Bath: 3	Rating: Average	OF=EXTRA TOILET AND 2 SINKS.															
Sty Ht: 2A - 2 Sty +Attic		A Bath: 1	Rating: Fair																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard		A HBth:	Rating:																
Sec Wall:	%	OthrFix: 3	Rating: Good																
Roof Struct: 1 - Gable		OTHER FEATURES																	
Roof Cover: 2 - Slate		Kits: 1	Rating: Very Good																
Color: BLUE		A Kits:	Rating:																
View / Desir:		FpI: 3	Rating: Fair																
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B - Good				CONDOS INFORMATION															
Year Blt: 1875	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct: G13	Fact: .	Floor:																	
Const Mod:		% Own:																	
Lump Sum Adj:		Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: GV - Good-VG	10.0	%	Exterior:	No Unit	RMS	BRS	FL	1	9	4	M						
Prim Int Wall: 2 - Plaster		Functional:		%	Interior:														
Sec Int Wall:	%	Economic:		%	Additions:														
Partition: T - Typical		Special:		%	Kitchen:														
Prim Floors: 3 - Hardwood		Override:		%	Baths:														
Sec Floors:	%	Total:	10.8	%	Plumbing:														
Bsmnt Flr: 12 - Concrete					Electric:														
Subfloor:					Heating:														
Bsmnt Gar:					General:														
Electric: 3 - Typical					Totals	1	9	4											
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 130.0-0001-0005.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
A2	WOOD SHD	D	Y	1	11X12	G	AV	1940	9.39	T	40	101			700		700		
19	Patio	D	Y	1	14X21	G	FR	1960	4.41	T	51	101			600		600		
More: N	Total Yard Items:	1,300		Total Special Features:								Total:	1,300						
RESIDENTIAL GRID																			
1st Res Grid Desc: Line 1 # Units: 1																			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
SFL	3																		
FFL																			
BMT																			
(24)																			
4																			
9																			
14																			
5																			
ENT																			
(25)																			
5																			
15																			
10																			
SFL																			
FFL																			
BMT																			
(210)																			
8																			
OFF	4																		
(24)																			
2	6																		
6																			
8																			
32																			
7																			
SUB AREA				SUB AREA DETAIL															
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
FFL	First Floor	1,466	135.500	198,647	UAT	100	FLA		80	G									
BMT	Basement	1,434	40.650	58,293															
SFL	Second Floor	1,434	135.500	194,311															
UAT	Upper Attic	300	94.310	28,293															
OFF	Open Porch	252	23.740	5,982															
EFP	Enclos Porch	36	74.770	2,692															
ENT	ENTRY	25	27.190	680															
Net Sketched Area: 4,947				Total:	488,898														
Size Ad	2900	Gross Are	5847	FinArea	3140														
IMAGE				AssessPro Patriot Properties, Inc															